

VICINITY MAP

NOTES:

1. Visibility Triangles shall be provided at all public or private street intersections in accordance with City Ordinance. All landscaping (nothing over 2 feet in height as measured from the top of curb) within the visibility triangles shall comply with the Visibility Ordinance.
2. This property may be subject to charges related to impact fees and the applicant should contact the City of Arlington regarding any applicable fees due.
3. All iron rods set (IRS) are 1/2" in diameter and have a plastic cap stamped "DiSciullo and Terry".
4. Basis of Bearings - The east right-of-way line of Bluebird Drive, on a monumented line between the northwest corner of Lot 27 & the southwest corner of Lot 26, Block L & the northwest corner of Lot 20 and the southwest corner of Lot 19, Block L, according to Final Plat of Fan in Farm West Phase 2B, recorded in Cabinet A, Slide 7846, PRCT (N 01°05'14" W).
5. The City of Arlington reserves the right to require minimum finished floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time this plot is filed and may be subject to change. Additional lots, other than those shown, may also be subject to minimum finish floor criteria.
6. An \* placed next to a Finished Floor Elevation indicates that a FEMA Elevation Certificate will not be required on these lots.
7. The City of Arlington will not be responsible for, or be maintaining any non drainage related improvements within the drainage easement, including but not limited to paving and fences.
8. The Property Owner's Association shall be responsible for the maintenance of perimeter fencing, Lot 1X, Block G and Lot 1X, Block L.
9. The proposed perimeter fencing shall be along the east side of South Bowen Road and the south side of Hardisty Drive.
10. City of Arlington grid coordinates shown hereon were derived by an on-the-ground field traverse referencing City Station "AR 64" & Azimuth Mark (Reference Point) for this station (Stake tack set in inlet).
11. The 100 Year Flood Plain line shown is graphically plotted referenced to F.E.M.A. Flood Insurance Rate Map for Tarrant County, Texas and incorporated areas ~ Map No. 48439C0444-H, revision date August 2, 1995.

LEGEND

IRF IRON ROD F. UND  
IRS 1/2" IRON ROD SET  
(B) "DISCIULLO AND TERRY" PLASTIC CAP  
(DT) BEASLEY SURVEY  
(GEO) GEODAT SURVEYING  
UE UTILITY EASEMENT  
DE DRAINAGE EASEMENT  
PRCT PLAT RECORDS OF TARRANT COUNTY, TEXAS  
DRCT RECORDS OF TARRANT COUNTY, TEXAS  
V VOLUME  
P PAGE  
MFF MINIMUM FINISHED FLOOR  
FIRM FLOOD INSURANCE RATE MAP  
CL CONTROL MONUMENT  
(A/7841) CABINET A, SLIDE 7841, PRCT  
(388-50/82) VOLUME 388-50, PAGE 82, PRCT

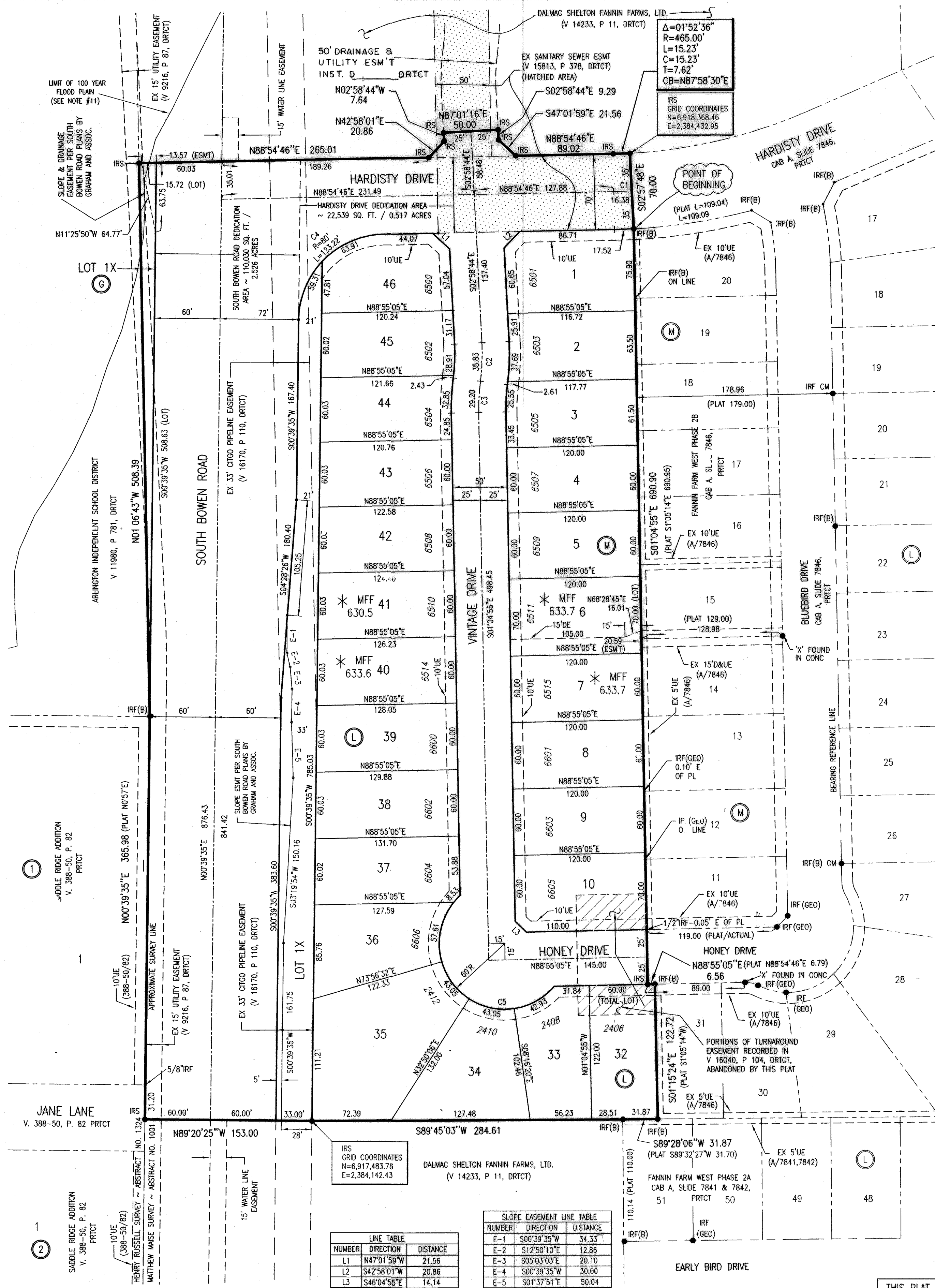


Graphic Scale In Feet

APPROVED: DIRECTOR OF PLANNING

& DEVELOPMENT SERVICES ON 8-3-06 D.T.E

Director of Planning & Development Services



LINE TABLE	
NUMBER	DIRECTION
L1	N47°01'59"W
L2	S42°58'01"E
L3	S46°04'55"E

SLOPE EASEMENT LINE TABLE	
NUMBER	DIRECTION
E-1	S00°39'35"W
E-2	S12°50'10"E
E-3	S05°03'03"E
E-4	S00°39'35"W
E-5	S01°37'51"E

CENTERLINE STREET CURVE DATA							
CURVE	DELTA	RADIUS	LENGTH	CHORD	TANGENT	CHORD BEARING	
C1	01°52'36"	500.00	16.38	16.38	8.19	N87°58'30"E	
C2	10°15'48"	200.00	35.83	35.78	17.96	N02°09'09"E	
C3	08°21'58"	200.00	29.20	29.18	14.63	S03°06'04"W	
C4	88°15'11"	80.00	123.22	111.40	77.60	N44°47'11"E	
C5	186°22'46"	60.00	195.18	119.81		S46°04'55"E	

LOT AREAS		
LOT	BLK	AREA
1X	G	0.092
32	L	0.169
33	L	0.167
34	L	0.206
35	L	0.327
36	L	0.189
37	L	0.182
38	L	0.180
39	L	0.178
40	L	0.175
41	L	0.173
42	L	0.170
43	L	0.168
44	L	0.166
45	L	0.168
46	L	0.183
1X	L	0.501
1	M	0.202
2	M	0.170
3	M	0.169
4	M	0.165
5	M	0.165
6	M	0.193
7	M	0.165
8	M	0.165
9	M	0.165
10	M	0.192

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, DALMAC-SHELTON FANNIN FARMS, LTD., acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the Matthew Maize Survey, A-1001, in the City of Arlington, Tarrant County, Texas, conveyed in the deed recorded in Volume 14233, Page 11, Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at an iron rod with plastic cap stamped "Beasley" found at the northwest corner of Lot 20, Block M, Fannin Farm West Phase 2B, an addition to the City of Arlington, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 7846, Plat Records of Tarrant County, Texas, said iron rod also being the southwest corner of a right-of-way dedication for Hardisty Drive (called 70 foot R.O.W.), dedicated according to said plat recorded in Cabinet A, Slide 7846;

THENCE southerly with the west line of Fannin Farm West Phase 2B as follows:

S 01° 04' 55" E a distance of 690.90 feet to a 1/2" iron rod with plastic cap stamped "DiSciullo and Terry" set for corner;  
N 88° 55' 05" E a distance of 6.56 feet to an iron rod with plastic cap stamped "Beasley" found for corner;  
S 01° 15' 24" E a distance of 122.72 feet to an iron rod with plastic cap stamped "Beasley" found in the north line of Fannin Farm West Phase 2A, an addition to the City of Arlington, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide Nos. 7841 and 7842, Plat Records of Tarrant County, Texas, for corner;

THENCE S 89° 28' 06" W with the north line of Fannin Farm West Phase 2A, a distance of 31.87 feet to an iron rod with plastic cap stamped "Beasley" found at the northwest corner of Lot 51, Block L, on said north line of Fannin Farm West Phase 2A for angle point;

THENCE S 89° 45' 03" W a distance of 284.61 feet to a 1/2" iron rod with plastic cap stamped "DiSciullo and Terry" set for angle point;

THENCE N 89° 20' 25" W a distance of 153.00 feet to a 1/2" iron rod with plastic cap stamped "DiSciullo and Terry" set in the east line of Saddle Ridge Addition, an addition to the City of Arlington, Tarrant County, Texas, according to the plat recorded in Volume 388-50, Page 82, Plat Records of Tarrant County, Texas, for corner;

THENCE N 00° 39' 35" E with the east line of Saddle Ridge Addition, at a distance of 31.20 feet passing a 5/8 inch iron rod found in the north line of Jone Lane, said iron rod being the southeast corner of Lot 1, Block 1, Saddle Ridge Addition, continuing, in all a distance of 365.98 feet to an iron rod with plastic cap stamped "Beasley" found at the northeast corner of Saddle Ridge Addition, same being the southeast corner of a tract of land conveyed to the Arlington Independent School District, according to the deed recorded in Volume 11980, Page 781, Deed Records of Tarrant County, Texas, for angle point;

THENCE N 01° 06' 43" W with the west line of the Dalmac-Shelton Fannin Farms Ltd. tract, and the east line of the Arlington Independent School District tract, a distance of 508.39 feet to a 1/2" iron rod with plastic cap stamped "DiSciullo and Terry" set for corner;

THENCE N 88° 54' 46" E a distance of 265.01 feet to a 1/2" iron rod with plastic cap stamped "DiSciullo and Terry" set for corner;

THENCE N 42° 58' 01" E a distance of 20.86 feet to a 1/2" iron rod with plastic cap stamped "DiSciullo and Terry" set for corner;

THENCE N 02° 58' 44" W a distance of 7.64 feet to a 1/2" iron rod with plastic cap stamped "DiSciullo and Terry" set for corner;

THENCE N 87° 01' 16" E a distance of 50.00 feet to a 1/2" iron rod with plastic cap stamped "DiSciullo and Terry" set for corner;

THENCE S 02° 58' 44" E a distance of 9.29 feet to a 1/2" iron rod with plastic cap stamped "DiSciullo and Terry" set for corner;

THENCE S 47° 01' 59" E a distance of 21.56 feet to a 1/2" iron rod with plastic cap stamped "DiSciullo and Terry" set for corner;

THENCE N 88° 54' 46" E a distance of 89.02 feet to a 1/2" iron rod with plastic cap stamped "DiSciullo and Terry" set at the beginning of a tangent curve to the left, having a radius of 465.00 feet, a central angle of 01° 52' 36" and a chord that bears N 87° 58' 30" E a distance of 15.23 feet;

THENCE easterly along said curve to the left, a distance of 15.23 feet to a 1/2" iron rod with plastic cap stamped "DiSciullo and Terry" set at the end of said curve and the northwest corner of the aforementioned Hardisty Drive dedication;

THENCE S 02° 57' 48" E, with the west line of the said Hardisty Drive dedication, a distance of 70.00 feet to the PLACE OF BEGINNING, containing a calculated area of 9.212 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DALMAC-SHELTON FANNIN FARMS, LTD., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as LOT 1X, BLOCK G, LOT 1X AND LOTS 32-46, BLOCK L AND LOTS 1-10, BLOCK M, FANNIN FARM WEST, PHASE III - SECTION B, an addition to the City of Arlington, Tarrant County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

Pursuant to Section 12.002 of the Texas Property Code, as amended, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent ad valorem taxes are owed on the real property which is the subject of the plat or replat I have submitted to the City of Arlington, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's office.

WITNESS MY HAND AT Arlington, Texas, this the 31<sup>st</sup> day of July, 2006.

DALMAC-SHELTON FANNIN FARMS, LTD.

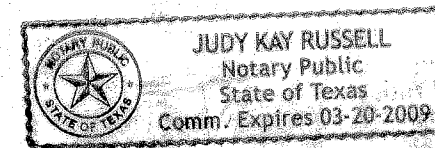
Ralph Shelton  
President of Dalmac Shelton Investments, Inc., its General Partner

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared RALPH SHELTON, President of Dalmac Shelton Investments, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

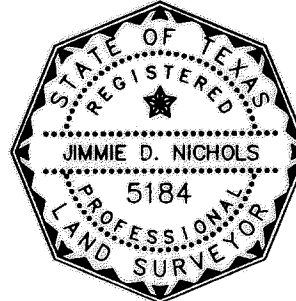
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 31<sup>st</sup> day of July, 2006.

Judy Kay Russell  
Notary Public, for the State of Texas



SURVEYOR'S CERTIFICATE

THIS is to certify that I, Jimmie D. Nichols, a Registered Professional Land Surveyor, in the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that this plat accurately represents that survey made by me or under my direction and supervision.



25 RESIDENTIAL LOTS  
2 NON-RESIDENTIAL LOTS

OWNER / DEVELOPER

DALMAC-SHELTON FANNIN FARMS, LTD.  
4381 W. GREEN OAKS BLVD., SUITE 102  
ARLINGTON, TEXAS 76016  
TEL: 817-572-9960  
FAX: 817-572-9963  
RALPH@DALMAC.com

THIS PLAT FILED IN:  
CAB. NO. 11318  
DATE 8-4-06

FINAL PLAT

FANNIN FARM WEST  
PHASE III-SECTION B  
(LOT 1X, BLOCK G, LOTS 1X & 32-46, BLOCK L,  
AND LOTS 1-10, BLOCK M)

BEING 9.212 ACRES OUT OF THE MATTHEW MAIZE SURVEY, A-1001  
IN THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

ARLINGTON, TARRANT COUNTY, TEXAS

DATE: JULY 2006 SCALE: 1"=60' FILE: FANFARM4-Final Plat-Hardisty

DI SCIULLO AND TERRY, INC. CONSULTING ENGINEERS

401-A WEST ABRAM STREET \* P.O. BOX 506  
ARLINGTON, TEXAS 76010 \* 817-275-3361

EMAIL: jstanton@dterry.com  
jnichols@dterry.com

DISCIULLO & TERRY, INC. 2006

FANNIN FARM WEST PHASE 3-SEC B

FP20040055008